

023.0

0001

0030.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

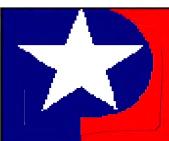
970,200 / 970,200

USE VALUE:

970,200 / 970,200

ASSESSED:

970,200 / 970,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17-19		AMSDEN ST, ARLINGTON

Legal Description							User Acct
							14861
							GIS Ref
							GIS Ref
							Insp Date
							07/29/17

OWNERSHIP

Unit #:

Owner 1: FOTOPOULOS ARTHUR/ETAL

Owner 2: FOTOPOULOS VICKIE

Owner 3:

Street 1: 73 TROWBRIDGE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2665 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath: 1	Rating: Good																					
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																					
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:																					
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:																							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Average	A Kits:	Rating:																					
Color: BROWN	View / Desir:	Fpl:	Rating:	WSFlue:	Rating:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																		
Grade: C - Average	Year Blt: 1913	Eff Yr Blt:	Alt LUC:	Kits: 2	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Jurisdct: G4	Fact: .	Alt %:	Const Mod:	A Kits:	Rating:	Other																				
Lump Sum Adj:				Fpl:	Rating:	Upper																				
INTERIOR INFORMATION				WSFlue:	Rating:	Lvl 2																				
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Total Units:	Floor:	Lvl 1																						
Sec Int Wall:	%	% Own:	Name:	Lower																						
Partition: T - Typical				Totals	RMs: 10	BRs: 4	Baths: 2	HB																		
Prim Floors: 3 - Hardwood				REMODELING				RES BREAKDOWN																		
Sec Floors: 4 - Carpet	25 %	Override:	Total: 26.4 %	Exterior:	No Unit	RMS	BRS	FL																		
Bsmnt Flr: 12 - Concrete				Interior:	2	5	2																			
Subfloor:				Additions:																						
Bsmnt Gar:				Kitchen:																						
Electric: 3 - Typical				Baths:																						
Insulation: 2 - Typical				Plumbing:																						
Int vs Ext: S				Electric:																						
Heat Fuel: 2 - Gas				Heating:																						
Heat Type: 5 - Steam				General:																						
# Heat Sys: 2				Total:	2	10	4																			
% Heated: 100				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL										
Solar HW: NO	Central Vac: NO				Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
% Com Wal	% Sprinkled				Size Adj.: 1.09378695									SFL	Second Floor	1,196	192.470	230,190	UAT	100 FLA		100				
				Const Adj.: 0.97757620									BMT	Basement	1,170	57.740	67,556									
				Adj \$ / SQ: 192.467									FFL	First Floor	1,170	192.470	225,186									
				Other Features: 123500									OPP	Open Porch	348	20.770	7,226									
				Grade Factor: 1.00									UAT	Upper Attic	299	134.730	40,283									
				NBHD Inf: 1.00000000									WDK	Deck	146	12.560	1,834									
				NBHD Mod:													Net Sketched Area: 4,329				Total: 572,275					
				LUC Factor: 1.00													Size Ad	2366	Gross Area	5226	FinArea	2665				
				Adj Total: 695776																						
				Depreciation: 183685																						
				Depreciated Total: 512091																						
				WtAv\$/SQ: 180.00																						
				AvRate: 1.00																						
				Ind. Val: 192.47																						
				Juris. Factor: 1.00																						
				Special Features: 0																						
				Final Total: 512091																						
				Val/Su Net: 118.30																						
				Val/Su SzAd: 216.44																						
				Color:																						
MOBILE HOME																PARCEL ID 023.0-0001-0030.0										
SPEC FEATURES/YARD ITEMS																PARCEL ID 023.0-0001-0030.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
3	Garage	D	Y	1	20X20	A	AV	1913	21.25	T	40	104			5,100			5,100								
More: N				Total Yard Items:				5,100	Total Special Features:								Total:				5,100	IMAGE				
																AssessPro Patriot Properties, Inc										